



Flat 6 1 Cloisters Mews
Bridlington
YO16 4PH

TO LET

£550 pcm

2 Bedroom First Floor Apartment

■ Ulllyotts ■
EST 1891

01262 401401

Flat 6, 1 Cloisters Mews

Bridlington

YO16 4PH

LOCATION

The property forms part of a complex of residential units in the heart of the Old Town conservation area. The Old Town High Street is within immediate walking distance with local shops, Priory Church, Bayle Gate Museum, convenience store and Westgate Park. Buses run through the locality which link to the main town centre.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.

ACCOMMODATION

A superbly appointed first floor apartment with two bedrooms, open plan living dining kitchen and modern bathroom. The apartment is very well presented and has electric heating, uPVC double glazing, Juliette balcony and a private parking space and is set within enclosed grounds which are fully maintained under a management scheme. The apartment is in block 1, which there are only 4 blocks within the complex.

COMMUNAL HALL

With tele-entry system and stairs leading to first floor.

FIRST FLOOR LANDING

The apartment is located just off the first floor landing on the right hand side with private entrance door into.

ENTRANCE HALL

13' 10" x 3' 3" (4.22m x 0.99m)

With electric panel heater, thermostat, airing cupboard with hot water cylinder and immersion.

OPEN PLAN LIVING DINING KITCHEN

22' 0" x 9' 7" (6.71m x 2.92m)

With a modern range of wall, base and drawer units, two electric panel heaters, French doors to Juliette balcony, stainless steel 1.5 bowl sink with mixer tap, worktop over, tiled splashback, extractor fan, vinyl flooring, electric oven, hob and extractor, space for washing machine and fridge freezer.

BEDROOM 1

15' 5" x 8' 1" (4.7m x 2.46m)

With window to front elevation, electric panel heater and wardrobe in situ.

BEDROOM 2

11' 1" x 9' 3" (3.38m x 2.82m)

With electric panel heater and window to front elevation.

BATHROOM

6' 4" x 5' 6" (1.93m x 1.68m)

A modern white suite comprising panel bath with thermostatic shower over, pedestal wash hand basin, low level WC, vinyl flooring, tiled splashbacks, ceiling spotlighting and heated towel ladder.

OUTSIDE

The communal gardens and forecourt areas are managed and maintained under a management scheme. The property has a designated parking space (space 26), a secure bicycle store and a bin area.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £550.00

Damage Deposit: £634.61

Total: £1,184.61

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

SERVICES

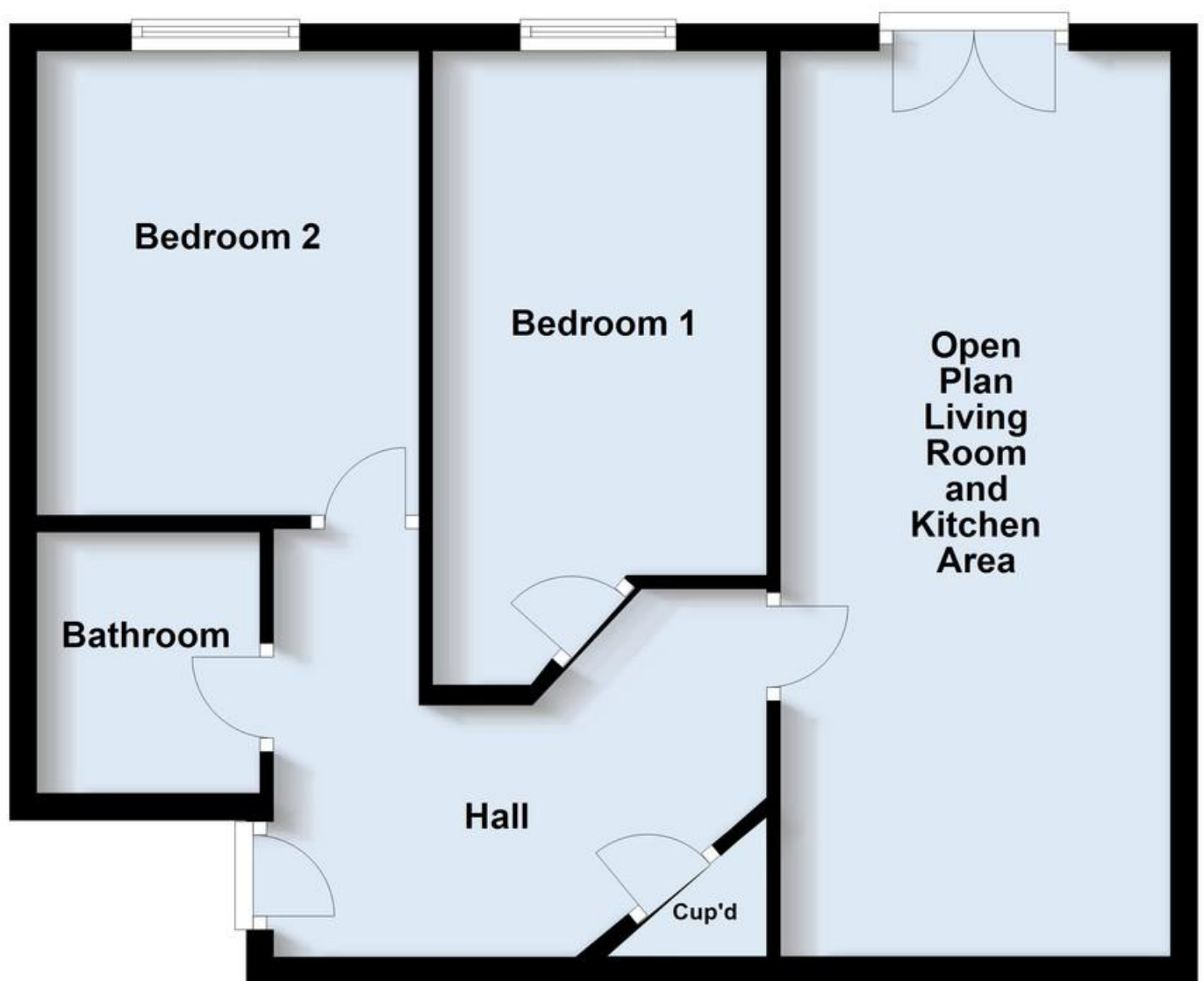
Mains electricity, water and drainage are connected. There is no gas.

COUNCIL TAX BAND

Band A.

The stated EPC floor area, (which may exclude conservatories),
is approximately

First Floor



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